



Stabilized Commercial Asset Near Keesler AFB

1707 Pass Rd, Biloxi, MS 39531



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\$750,000

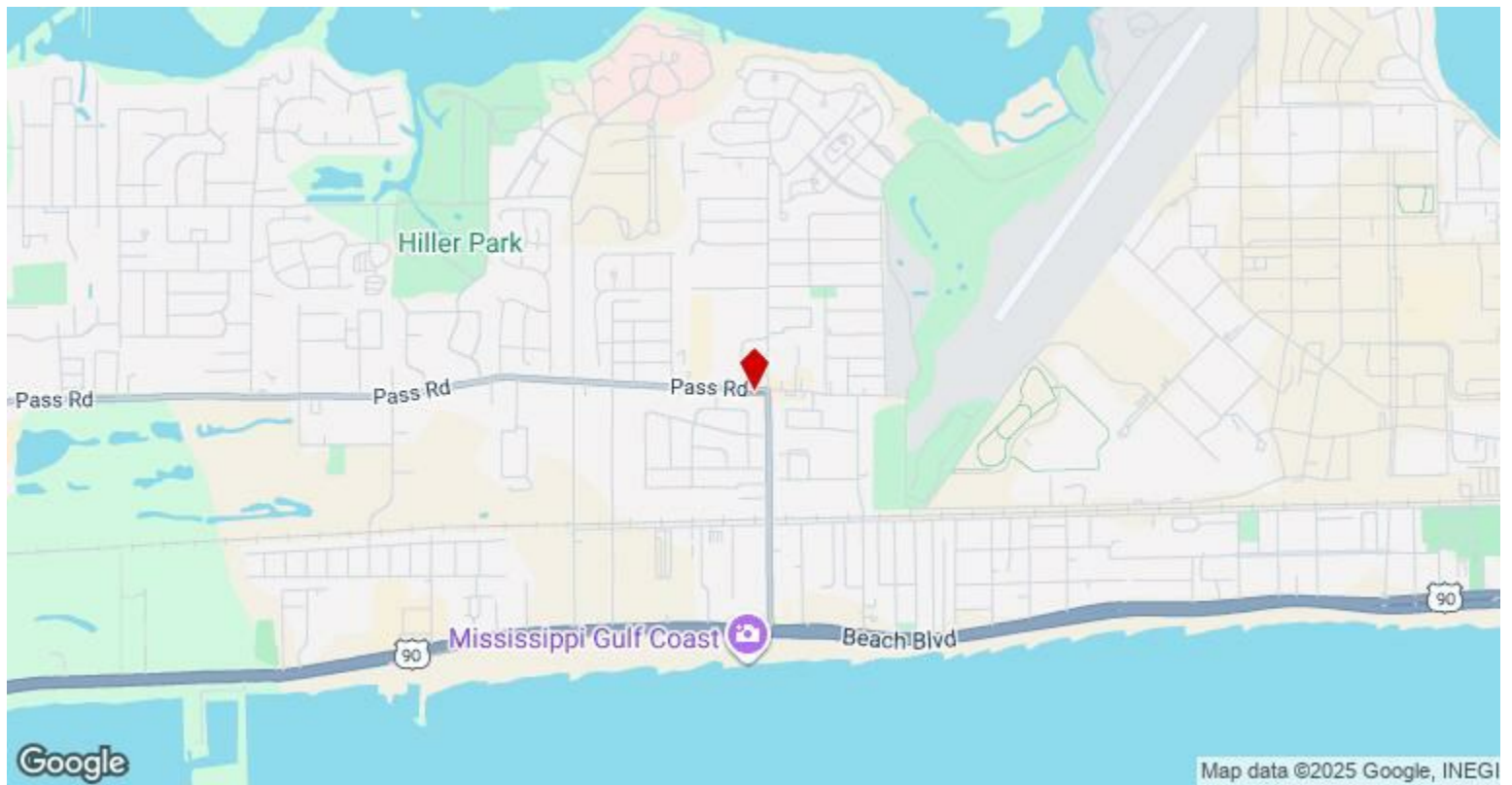
The current parcel # does not indicate the subdivision. 9200 sq ft includes both the retail space and the shop in the back of the property. Buyer and buyer agent to verify all details.

Public Remarks: Turnkey investment opportunity located just half a mile from the main gate of Keesler Air Force Base on .46 acre lot. This high-visibility property sits on a corner lot at the intersection of Pass Road and Rodenberg Avenue—one of Biloxi's most heavily trafficked commercial corridors. The property features two buildings: a recently remodeled 4,400-square-foot structure divided into two suites, complete with a new roof, updated mechanical systems, a drop ceiling, and fresh interior finishes. The second structure is a 4,800 square foot metal building equipped with four roll-up bays, ideal for industrial, service, or automotive use. All three units are leased under...

- Heavy Traffic
- Parking
- Retail Space

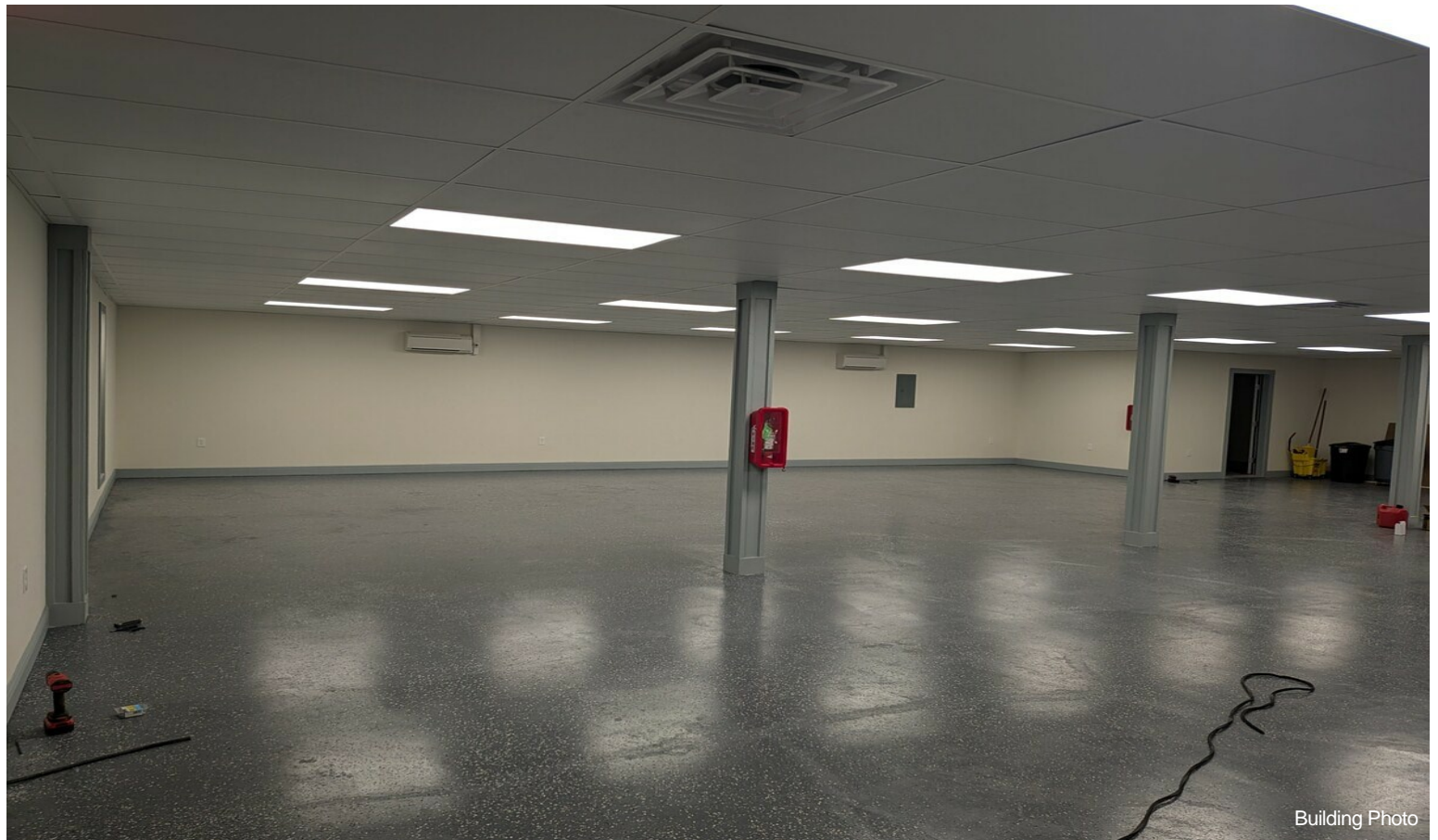


Price:	\$750,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	B
Sale Type:	Investment
Cap Rate:	7.94%
Lot Size:	20,386 SF
Gross Building Area:	9,200 SF
Sale Conditions:	Investment Triple Net
No. Stories:	1
Year Built:	1955
Tenancy:	Multi
Zoning Description:	NB
APN / Parcel ID:	1210H-03-002.000
Walk Score ®:	68 (Somewhat Walkable)



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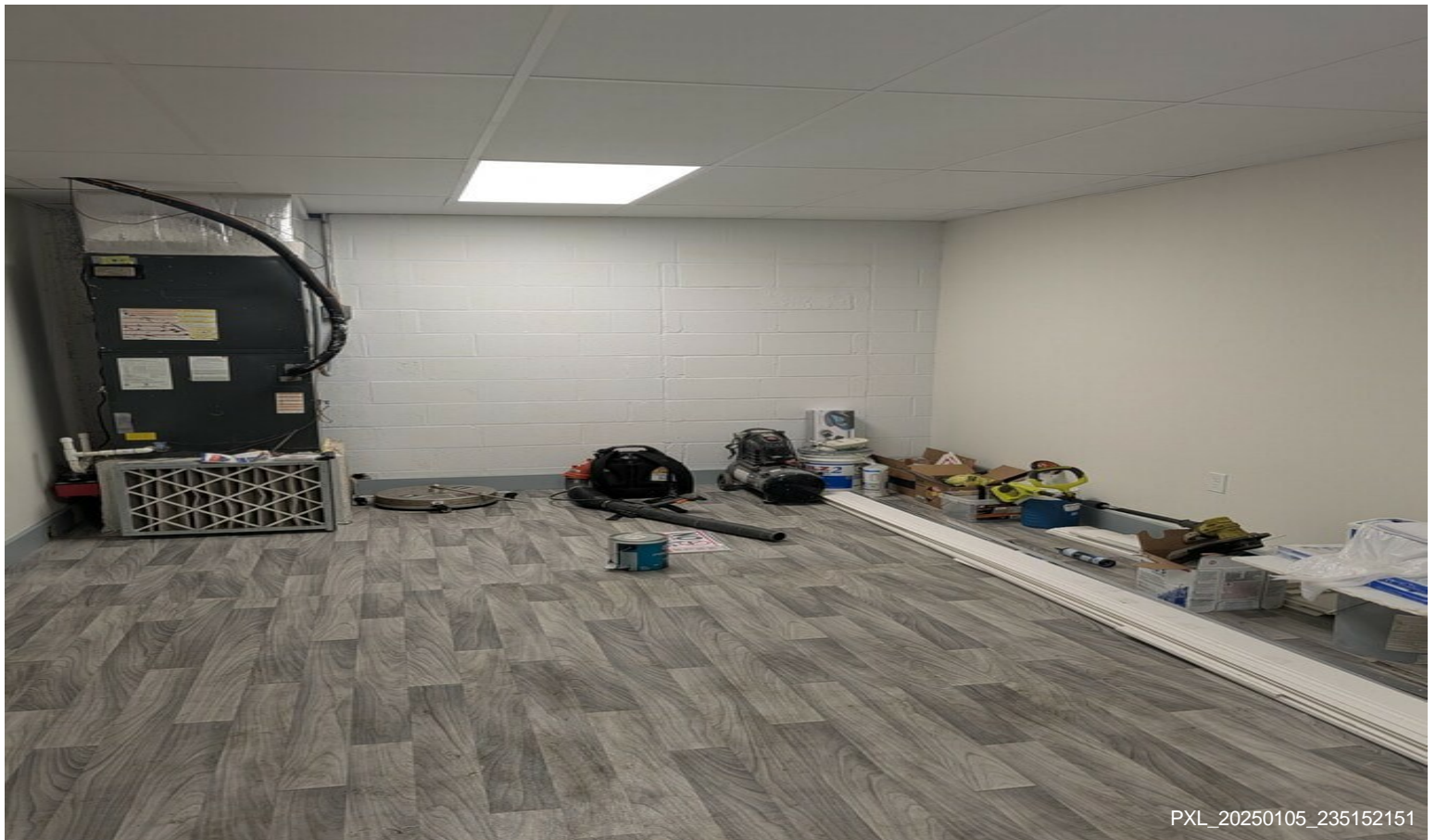
Property Photos



Property Photos



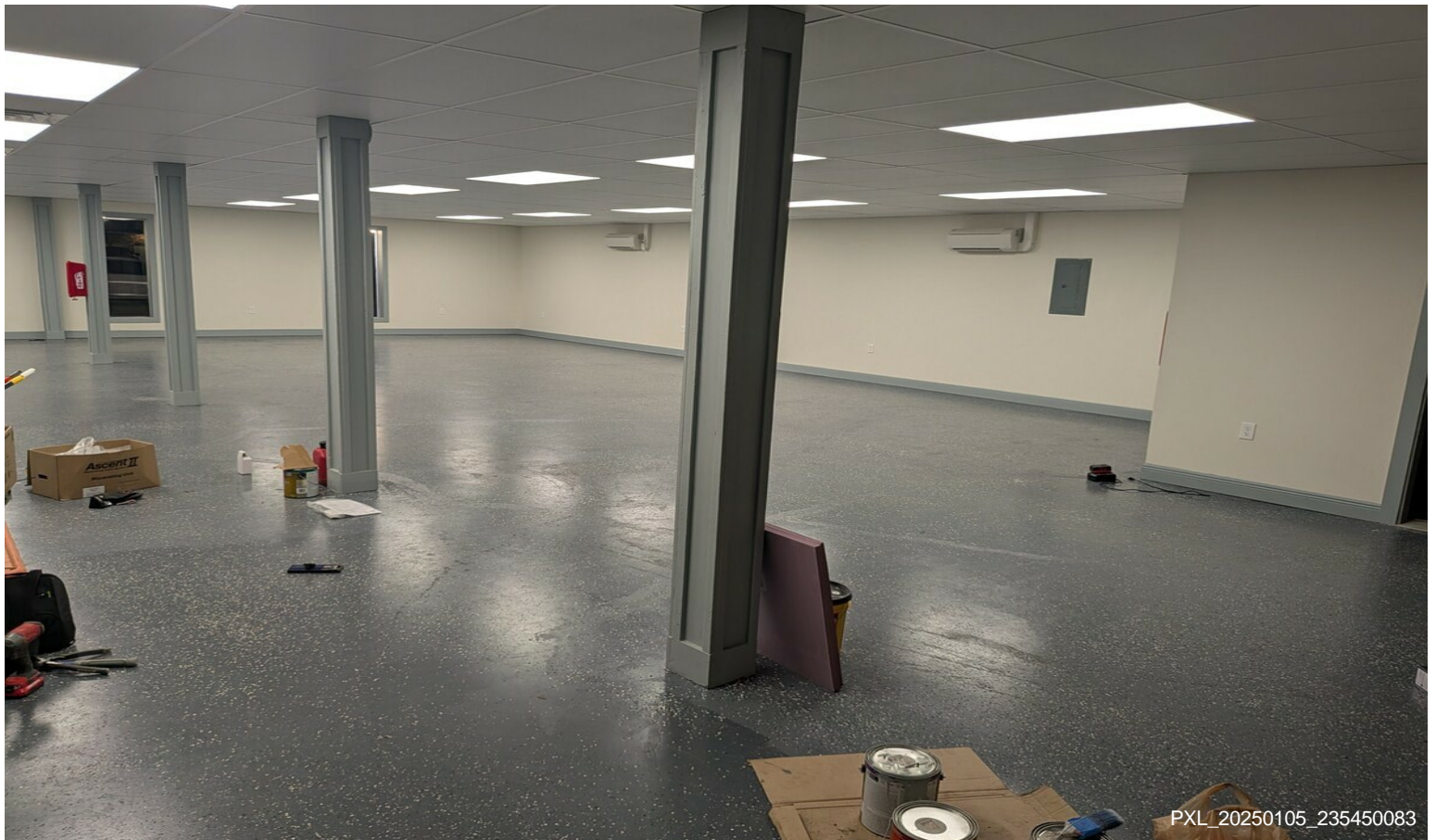
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